



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## DECISION

Dispute Codes      **OPC**

### Introduction

This hearing dealt with an application by the landlord pursuant to the Residential Tenancy Act ("Act") for orders as follows:

- an order of possession pursuant to section 55 of the Act

Both parties attended the hearing with the landlord being represented by agents FM and NS. The tenant MH appeared along with advocate SW.

The parties were affirmed.

The tenant confirmed receipt of the One Month Notice to End Tenancy ("One Month Notice") dated September 20, 2022. Pursuant to section 88 of the Act the tenant is found to have been served with this notice in accordance with the Act.

### Settlement

Pursuant to section 63 of the *RTA*, an arbitrator may assist the parties to settle their dispute and if the parties settle their dispute during the dispute resolution proceedings, the settlement may be recorded in the form of a decision or an order. During the hearing the parties discussed the issues between them, engaged in a conversation, turned their minds to compromise and achieved a resolution of their dispute.

Both parties agreed to the following final and binding settlement of all issues listed in this application for dispute resolution:

1. The tenants agree to provide the landlord with vacant possession of the subject rental property on April 30, 2022 at 1:00 P.M.

As the parties have reached a settlement, I make no factual findings about the merits of this application, and I have only addressed the issues brought forward in the application before me.

Conclusion

I order the parties to comply with the terms of the settled agreement described above.

To give effect to the settlement reached between the parties and as discussed with them during the hearing, pursuant to section 63(2) of the Act, I issue an order of possession to the landlord, which is to take effect on April 30, 2022 at 1:00 P.M.

The landlord is provided with this order on the above terms and must serve them on the tenant in accordance with the *RTA*. If the tenant fails to comply with these orders, the landlord may enforce the order of possession in the Supreme Court of British Columbia.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: January 09, 2023

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Residential Tenancy Branch